



City of Malden

Malden City Hall
215 Pleasant Street
Malden, MA 02148

Meeting Minutes - Final Finance Committee

Councillor Murphy, Chair
Councillor Condon, Vice-Chair
Councillor-at-Large Karen Colon-Hayes
Councillor Jadeane Sica
Councillor Christopher Simonelli
Councillor Stephen Winslow

Tuesday, April 19, 2022

7:05 PM

City Hall, Room #105
215 Pleasant Street

Roll Call

Councillor Murphy called the meeting to order at 7:23 P.M.

Present: 5 - Councillor Barbara Murphy, Councillor Paul Condon, Karen Colon Hayes, Jadeane Sica and Chris Simonelli
Absent: 1 - Stephen Winslow

Also Present: Councillors Spadafora and Crowe
Maria Luise-Mayor's Office
John McNaught-Assistant City Solicitor
Alex Pratt-Community Development Director
Deb Burke-Director of OSPCD

Minutes to be Approved

Business

[169-22](#)

Order: That the Mayor be authorized to file an application for grants under the Housing and Community Development Act of 1974 and the Cranston-Gonzalez Housing Act of 1990 (CDBG Budget).

Sponsors: Barbara Murphy

Attachments: [Final Paper: 169-22](#)

The Clerk read the communication from the Mayor regarding CDBG F/Y 23 Budget. (see attached) Councillor Murphy welcomes Alex Pratt-Community Development Director and Deb Burke-Director of OSPCD. She asks Alex to go through each section and explain the prior uncommitted balances and how the loans that are paid back come in and keep that balance rolling for the new Councillors.

Alex started by reiterating what the Mayor's letter said about this odd number in terms of not knowing the HUD funding but moving ahead with the Budget which has happened in previous years. Essentially we are building a budget based on what we expect our funding will be from HUD. We know when we get those actual numbers someday in the future could be next week or a month from now this is based on a contingency and we are assuming our budget is getting cut and took a conservative estimate of what that will look like so that if we need to add funds it is an easier process than cutting further. He doesn't worry about it effecting overall service levels across all

these programs citywide. The prior uncommitted balance \$427,049 is our projection of what we will have in terms of prior loan payoffs. If someone takes out a loan from our housing rehab program and pays it back at 0% interest that money comes back into the program and it is added in the following year. He notes this past Fall we updated our CDBG rehab policies and procedures. We expect these numbers to shrink in the next couple of years being able to help people who would otherwise not be able to use this program and see this moving in a positive direction. The total Affordable Housing \$133,000 is a decrease due to the expected decrease on the Federal level but we feel confident because of the Federal funding we will receive for the lead, Healthy Homes and Healthy Homes Production Grant are higher levels than we are used to get and this should not create unnecessary strain on the program. On the Public Services side these are social services we provide throughout the City and are required to cap that at 50% of our entitlement figure and because we do not know that figure we are estimating that figure to be \$1.35mill we are going to fund Public Services at 15% of that number which is \$202,500 if that entitlement figure goes up we can add more to public services and he will talk more about that later. Every one of these services are level funded except for two we were able to preserve funding service levels except for two which were cut moderately. Physical Improvements which are parks, public facilities and infrastructure projects. The ADA improvement program is a citywide program administered through the Engineering Dept partnered with the OSPCD and the Mayor's Office. Green Street Park Basketball Court undersurface needs to be fixed and reconstructed to get a longer life cycle. Early Learning Center Playground came from the Disability Commission and it will be a state of the art playground for the youngest students.

Councillor Murphy said she was told that they could not use CDBG funds because the playground was a locked playground but the school will not lock this park and it can be used by the general public. Alex said they intent to put an ADA accessible ramp for the general public when school is not in session.

Planning, Admin & Management is always 20% and pays for many things they do preparing the CDBG Budget and legal notices directly involved in administering community development programs. The section 108 Loan repayments are principal interest payments and it shows what will be maturing. Alex notes they made two changes to the earlier version of the budget they received one of which was \$600 from the section 108 loan payments. The other change was by HUD they wanted us to say in writing how we anticipate to use the additional funding depending on what they do with our final number.

Councillor Colon-Hayes asks if there is somewhere on the website that shows where the 20% in administration goes and does it show the actual positions

Alex said on the ClearGov site it breaks down OSPCD Budget and our CBDG admin budget is part of what funds OSPCD budget

Councillor Simonelli said he has no issues with the planning administration management or the proposed budget but would like to go on record as saying he has asked his colleagues on several occasions for assistance with the warming center even though he knows we are servicing people in a homeless state and we need to continue to do that and maybe we need to start looking at a bigger place or a full-time shelter if that is what we need. His neighborhood is having a problem with the overflow and he has got no answers. He see that we continue to fund the warming center and he has no problem with helping people in these situations but if we have overflow what happens to the extra people. He has asked to look in other peoples neighborhoods to give him other locations for the overflow. He also sees the map with all the markings in his neighborhoods and he is not happy he see's nothing in Ward Seven happening in his neighborhood other than the warming center. In the neighborhood he serves he has the Newland St Projects, Bowdoin St. Apts, scattered housing than and more afford ability than any other community in this City and the warming center but all he sees is the warming center for funding. He will vote for this budget but going forward he will be pro-active. He works well with the MRA and the appreciates the help they have given

him and doesn't want to take anything away from them they work hard. He needs to know why and how does he get the funding for his neighborhood. He has no problem with all the work going on in the City but wants to stand up for the neighborhood he represents.

Councillor Colon-Hayes asked if this is a done deal and what is the deadline

Alex said the deadline was in February for getting these services together and must be submitted by May 17th to HUD. He also explained we do have some other funding some state funding or CDBG that may not be included in this and are working with Councillor Simonelli on this

Councillor Spadafora said a lot of these are annual investments. He has talked about ARPA services and understands Councillor Simonelli was in office at the tail end of the process. He understands Councillor Simonelli's frustration from a planning level and whatever we need to do for his Ward next year he will support him and whatever funding mechanisms that could provide services that may be available not on the sheet or very well be on the sheet next year he will be helping him.

Councillor Colon-Hayes asked about the Bread of Life

Alex said there was another application they did not pursue the application in CDBG but used another funding source

Councillor Murphy said from the Chair a lot of work goes into this but asks about the Public Services, do we publicize this enough so that folks realize that the Public Service piece is available

Alex said we publicize it in the advocate with a legal ad, we share with groups and friend interest groups and MRA website and City website as well and would take any other recommendations they may have

Debbie Burke said we talk through as we feel we want to reach out as much as we can and now the City has a language coordinator and a Diversity, Equity Coordinator and hope that helps

Councillor Murphy asked about the separation of Church and State as we see a church on here

Alex said we got clear guidance from the Federal Office of how and when we can use public funds. He used Salvation Army as an example they can't use any money for religious services or bibles but they can tie back funds back to services to our cities like food pantries if they are serving public entities. Another example is to break down the portion of electricity used for public entities and not religious services to determine how much could be funded. They track every penny spent and check every line for the funds.

Councillor Simonelli asked the money that comes in for public services is based on the year prior so what do you use for statistics isn't it for Malden residents. Is this money for Malden Residents only?

Alex explained when we get this money from HUD unlike traditional grants you apply for each year the CDBG and HOME are called entitlement grants because cities of certain sizes are eligible for CDBG. Alex said he saw a report this morning that 105 people were given services at the warming center this winter. If we have people who are homeless sleeping in Malden the next day that person is a Malden resident. We have typically used CDBG funds for Malden Residents. In terms of would the Feds give us more money if people at the warming center are not Malden residents the answer is no. Councillor Colon-Hayes wanted to clarify that counting homeless people in Boston and Malden they count them where they are at that point in time.

Councillor Simonelli said this may be a topic for another time but he does not have problems with helping people but open a shelter stop calling it a warming center you go to a warming center to get warm not sleep there. If we are going to do it do it.

Councillor Murphy said she agrees with Councillor Simonelli that there are issues about how we are going to handle the overflow. She has gotten some complaints along the bike path they don't want their children seeing this. We need to think about and we are either in or out we need to do it right you don't kick people out at 6 in the morning without providing services. This is a conversation that should continue.

A motion was made by Councillor at Large Colon Hayes, seconded by Councillor Simonelli, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 5 - Murphy, Councillor Condon, Councillor at Large Colon Hayes, Councillor Sica and Councillor Simonelli

[170-22](#)

Order: That the City of Malden file with the U.S. Department of Housing and Urban Development a Consolidated Plan including applications for grants under the Housing and Community Development Act of 1974 as amended and the Cranston-Gonzalez Housing Act of 1990 as amended to be administered by the Office of Strategic Planning & Community Development for fiscal year 2023, including all understanding and assurances contained therein on or substantially in the form presented to this meeting; and that Gary Christenson, Mayor and Chief Executive Officer of the City of Malden, be and hereby is directed and designated as the authorized representative for and in the name and behalf of the City of Malden to sign and file said plan, to act in connection with said plan, and to provide such additional information as may be required.

Sponsors: Barbara Murphy

Attachments: [Mayor's CDBG Budget Letter 4 7 22](#)
[220405 CDBG Preliminary Budget to Council](#)
[220419 Final Budget CDBG with contingencies](#)
[220427 Adopted CDBG budget with contingencies](#)
[Final Paper: 170-22](#)

A motion was made by Councillor Simonelli, seconded by Councillor at Large Colon Hayes, that the Order be recommended favorably to the City Council. The motion carried by the following vote:

Yea: 5 - Murphy, Councillor Condon, Councillor at Large Colon Hayes, Councillor Sica and Councillor Simonelli

Other Business

Adjournment

Motion was made by Councillor Chris Simonelli, seconded by Councillor Paul Condon, that this meeting be adjourned at 8:19 PM. The motion carried unanimously.